

**Francis City Planning Commission Meeting  
Thursday January 18, 2018 at 7:00 PM  
2319 South Spring Hollow Road  
Francis, UT 84036**

**Present:** Chair Casey Vorwaller, Co-Chair Trent Handsaker, Commissioner Mark Littleford, Commissioner Jason Averett, Planner Marcy Burrell, Engineer Scott Kettle and Planning Secretary Susan Moses

**Excused:** Commissioner Amy Mortell

**Others Present:** Mayor Ames, Jeremie Forman, Chad Mitchell, Marilyn Mitchell, Rex Campbell, Pete Gillwald, Loraine Flygare and Mike Crittenden

**Call Meeting to order**

Chair Vorwaller called meeting to order at 7:02 p.m. and turned the time over to Mayor Ames.

Mayor Ames thanked the Planning Commission and City Staff for their time. Thanked the Citizens for caring enough for being here and getting involved. Mayor Ames stated as the new Mayor one of the items on his agenda is to help increase communication and coordinate between the Planning Commission and the City Council. Mayor Ames stated the Planning Commissioners now have a City email. Mayor Ames handed out I-pads to the Planning Commission for their use as Planning Commissioners.

Mayor Ames was excused at 7:09

**Vote on new Planning Commission Chair and Co-Chair**

***Commissioner Averett motioned to retain the current Chair and Co-Chair. Commissioner Littleford seconded the motion. All Voting in favor. Motion passed unanimously.***

**Public Hearing: CUP for Dog Kennel Permit by applicant Jeremie Forman**

Planner Burrell read staff report.

**Opened to Public**

No Public Comment

**Public Hearing Closed**

***Commissioner Averett motions to approve the CUP with the condition that all stipulations of Mr. Forman's letter including he will not have a puppy mill and the number of animals on site will be followed. Commissioner Handsaker seconded the motion. All voting in favor. Motioned passed unanimously.***

Mr. Forman left at 7:14 p.m.

**Continued Annexation petition for Stewart Ranch**

Planner Burrell read staff report and a letter from Shauna Bushman was passed out to the Planning Commission. (see attachment)

Commissioner Averett asked how many homes they could have if we keep it zoned AG-1. Planner Burrell responded 127 lots but they would have to take some out for infrastructure so maybe 124 or 125. They are asking for 122.

Commissioner Handsaker commented the previous layout had open space calculations and this one has open space and green space. Rex Campbell responded green space is defined as what you can disturb for a house, which limits you from filling up the lot. Commissioner Handsaker asked if the green space you calculated was the owner's lot space not building pad within that lot. Rex Campbell responded correct.

Peter Gillwald showed on the map of the proposed layout and stated the challenge is to create a project that works for clustering and creating open space and at the same time create a project that is economically feasible for the landowner to turn dirt and turn this into a project. Gillwald explained the layout

of the project. Showed the open space, talked about the roads master plan and road connections and the trail connections in the project. Gillwald commented they are looking on the east side for a site to put the water tank.

Commissioner Averett expressed concern about putting more traffic on Gines Lanes. Averett would like the traffic pushed onto SR 35. Averett stated he likes the overall plain, but want to see the traffic on SR 35 and not Gines Lines

Commissioner Handsaker asked Engineer Kettle if the studded roads on the westside are in the master plan. Engineer Kettle answered yes and showed on the map how they connect.

Engineer Kettle commented maybe we could consider looking at the annexation fees and look at doing some road improvements on Gines Lane going east to SR32 to make it more appealing to use SR32.

Chair Vorwaller suggested they put a second~~ed~~ access on SR35 and get rid of one access onto Gines Lane.

Commissioner Handsaker commented he liked the previous plan better because there was 15 acres of additional open space, bigger open space areas, and bigger open space between adjoining properties.

Chair Vorwaller commented that he likes the 15 less lots on this plan. But likes the open space layout on the previous plan.

Engineer Kettle liked the first plan which did not have cul-de-sacs

Commissioner Handsaker would like to see the two plans combined.

***Commissioner Handsaker motioned to have the Developer incorporate the two plans and bring back to the Planning Commission. Commissioner Averett seconded the motion. All voting in favor. Motioned passed***

Commissioner Averett suggested the Planning Commission give the Developer a list of item they would like to see changed.

Planning Commission Suggested the following items

1. Less interior right-of-ways

2. Open Space more directed into the bigger areas and in the perimeter areas of the project
3. Get rid of cul-de-sacs
4. Push traffic onto SR32

Map was laid out and the Planning Commission pointed out and discussion layout options

### **Planner Update**

Planner Burrell

1. Handed out updated notice matrix to put in their code books.
2. Informed of City Council updates: Jeff McNeil subdivision was tabled until he gets a wet land study done.

Items Coming Up:

1. Going to update Commercial Zone
2. Design standard for Commercial
3. Application for Commercial – handed out draft

### **Approval of Minutes Dec. 21, 2017**

***Commissioner Averett motioned to approve the December 21, 2017 minutes. Commissioner Littleford seconded the motion. Voting in Favor Chair Vorwaller, Commissioner Averett and Commissioner Littleford. Commissioner Handsaker abstained due to not being at meeting. Motion passed.***

### **Adjourn**

***Commissioner Averett motioned to adjourn. All Voting in Favor. Adjourned at 8:00 p.m***

**The content of the minutes is not intended, nor are they submitted as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.**

**These minutes were   X   approved as presented.        approved as amended at the meeting held on March 15, 2018.**